

633 South Meyer Avenue

APPENDIX A: PROPOSAL STATEMENT

SUBJECT TO UDC 5.8.9

- A. Generally, the addition to the contributing property at 633 S. Meyer Avenue shall reflect the architectural style and characteristics of the existing structure through the use of the design guidelines as set forth within the Unified Development Code, Chapter 5.8.9.

The objective will be to generate an authentic expression of the historical methods and materials found within the Development Zone, without mimicking a historical structure, based on the UDC 5.8.9 and other applicable ordinances and codes. There is no flattery in this case of mimicry without doing so in such a way that is honest and informed: avoiding replications, and strengthening the overall presence of the historical neighborhood by generating new built form in a thoughtful manner.

Additionally, based upon the Secretary of Interior Standards for Rehabilitation of Historic Building guidelines, the proposed addition shall differentiate itself from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- B. The new structure's maximum height shall be less than that of the adjacent contributing property, while the chimneys will be the only element standing noticeably taller than the existing contributing property on-site. The new parapets visible from the street are proposed to be slightly taller than the existing contributing property on-site, however the new structure is to be set back, substantially, from the street further diminishing the overall verticality of the proposed structure.
- C. The new front landscape/courtyard wall shall stand slightly proud of the existing contributing structure in order to accomplish the following:
- a. Intentionally distinguish the old from the new to create an authentically and historically sensitive architecture.
 - b. Express the thickness of the new earthen mass wall. As one passes by the property, the profile of the two-foot thick wall will be visible.
 - c. Further enclosing the street space as is typical within the Barrio Libre Historical Zone.

The rear and south side yard setback shall be zero feet from the property lines, as is typical of the contributing properties within this development zone.

The north side of the new structure shall maintain, or lie farther inside, the original north side yard setback.

- D. The proportions of the new structure shall be consistent with the prevailing proportions of the development zone's contributing properties. Please see the proposed elevations as compared to the contributing property elevations and photographs.

- E. The visible roof type of the new structure shall be a flat (low slope) roof type concealed by parapets, as is typical within the development zone's contributing properties.
- F. Surface textures of the new structure shall conform with the limewash plaster finishes of the existing contributing property, as well as utilize stacked, exposed masonry units as is found at the adjacent contributing property to the south. This is an exposed finish type that is common to the historical period of the development zone.
- G. Site utilization of the new development shall be consistent with the development zone contributing properties with the implementations of courtyards and landscaped areas within the unbuilt portions of the site.
- H. Landing projections, similar to those found at the contributing structure on-site, shall be used. Recessions of windows and doors expressing the mass of the new wall construction shall be consistent with the development zone's contributing properties. Windows and doors shall be constructed of solid wood. Window and door proportions shall be similar to those found within the development zone.
- I. All details shall conform with the contributing properties found within the development zone in an authentic manner, rather than simple replication. Solid wooden shutters shall be of similar proportions as found within the development zone to add warmth and security to the new structure and site. Likewise, custom metal grating will be used to create privacy and security. The foundation/stem walls will be expressed as a separate building element as is common at the development zone's contributing properties (i.e. stone foundations creating a plinth for the limewashed walls to bear on, per 641 South Meyer Avenue, 677-685 South Meyer Avenue, etc.). Parapet caps shall be used, where appropriate.
- J. The building massing of the new structure shall conform with the scale that is expressed with the existing contributing structure on-site, intentionally allowing the natural break of the 'U' shaped courtyard layout to occur where it is facing the street in order to interrupt the massing ensuring that the new building is read as separate and different from the historic structure found on site.
- K. See item 'J', above. The rhythm of the new structure, as visible from the street, shall be laid out in such a way that emphasizes a density found within the barrio and the surrounding development zone.

- L. The additional review standards to consider, such as color, landscaping, enclosures and utilities will conform with the architectural style of the subject property while looking to the contributing properties found within the development zone.
 - a. White limewash plaster or other HPZ approved color to complement the deep, warm yellow used at the contributing property on-site. A color of the Barrio, potentially.
 - b. Landscaping, including Palo Verde trees and Mesquite trees, shall be planted in conformance with the landscaping found within the development zone. Generally, landscaping appropriate to the Sonoran Desert shall be used.
 - c. The front wall will enclose a courtyard allowing the new structure to be setback from the street front, paying homage to the historical structure. The front wall will be constructed from exposed earthen masonry units as was historically common within the development zone.
- M. No signs shall be present on site.
- N. Vehicular parking will be available at the street, as well as within the courtyard, under tree shade.